

## COOMBE LANE

Gross Internal Area 1750 sq. ft / 162.58 sq. m



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

### Coombe Lane, West Wimbledon, SW20 0RW

### £1,625,000 Freehold



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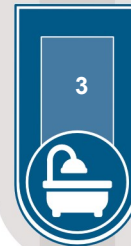
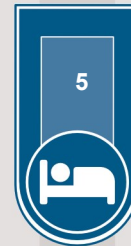


THE LOCATION

This charming and spacious family house is very conveniently positioned for the smart local shops on Coombe Lane, St Matthew's School and the other highly regarded schools in both the state and private sectors.

Transport links are close at hand, offering local bus routes and Raynes Park station with regular train services into London Waterloo (20 minutes), while the nearby A3 provides access to major motorways.

The many beautiful acres of Wimbledon Common and Richmond Road are easily reached, with more local parks such as Holland Gardens and Cottenham Park nearby.



THE PROPERTY

270 Coombe Lane is a beautifully presented, detached house located in West Wimbledon. Approaching the property you have Off Street Parking for multiple cars and side access leading to the expansive rear garden, The ground floor of the property is greeted by a large hallway, leading onto a spacious reception room. The modern kitchen is open planned to a raised dining area, which is followed by a further family area to the rear of the property following onto bi folding doors opening to the beautiful 64ft rear garden. The ground floor further benefits from a large utility room, downstairs W/C and storage cupboards. The first floor comprises of 3 large double bedrooms, 1 family bathroom and an ensuite, all of which are tastefully modernised and updated. Followed by a healthy loft conversion with two double bedrooms and a large bathroom. The property has further double glazed windows with sound proofing, heated floor tiles and built in storage cupboards.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>73</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	